



Z-09-11-003

**City of Greensboro Planning Department
Zoning Staff Report and Plan Amendment Evaluation**

Zoning Commission Hearing Date: November 9, 2009

GENERAL INFORMATION

APPLICANT	John Merrill for Gateway University Research Park
HEARING TYPE	Original Zoning
REQUEST	County GO-M (General Office-Moderate Intensity) and County AG (Agriculture) to City PI (Public and Institutional).
CONDITIONS	None
LOCATION	2901-3205 East Lee Street , generally described as the north side of Lee Street, south of McConnell Road and the terminus of East Florida Street
PARCEL ID NUMBER (S)	Multiple
PUBLIC NOTIFICATION	The notification area for this public hearing was 600 feet (Chapter 30-9-1.2 of the City Ordinance requires notification of the owner of that parcel of land and the owners of all parcels of land adjoining and contiguous to that parcel of land as shown on the County tax listing). 59 notices were mailed to those property owners in the mailing area.
TRACT SIZE	~71.38 acres
TOPOGRAPHY	Rolling
VEGETATION	Wooded and partly landscaped

SITE DATA

Existing Use	Office complex															
	<table><thead><tr><th></th><th>Adjacent Zoning</th><th>Adjacent Land Uses</th></tr></thead><tbody><tr><td>N</td><td>County AG (Agriculture)</td><td>A & T Farms</td></tr><tr><td>E</td><td>County AG (Agriculture)</td><td>Undeveloped</td></tr><tr><td>W</td><td>City RS-7(Residential-Single Family)</td><td>Single-family dwellings</td></tr><tr><td>S</td><td>County AG (Agriculture)</td><td>Undeveloped</td></tr></tbody></table>		Adjacent Zoning	Adjacent Land Uses	N	County AG (Agriculture)	A & T Farms	E	County AG (Agriculture)	Undeveloped	W	City RS-7(Residential-Single Family)	Single-family dwellings	S	County AG (Agriculture)	Undeveloped
	Adjacent Zoning	Adjacent Land Uses														
N	County AG (Agriculture)	A & T Farms														
E	County AG (Agriculture)	Undeveloped														
W	City RS-7(Residential-Single Family)	Single-family dwellings														
S	County AG (Agriculture)	Undeveloped														

Zoning History

Case #	Date	Request Summary
--------	------	-----------------

	None	
--	------	--

ZONING DISTRICT STANDARDS**District Summary ***

Zoning District Designation:	Existing (County AG)	Existing (County GO-M)	Requested (PI)
Max. Density:	N/A	N/A	N/A
Typical Uses	Primarily intended to accommodate uses of an agricultural nature including farm residences and farm tenant housing.	Primarily intended to accommodate moderate intensity office and institutional uses, moderate density residential uses at a density of 12.0 units per acre or less, and supporting service and retail uses.	Primarily intended to accommodate mid- and large-sized public, quasi-public and institutional uses which have a substantial land use impact or traffic generation potential. It is not intended for smaller public and institutional uses customarily found within residential areas

**These regulations may not reflect the actual requirements for all situations; see the City of Greensboro Zoning Code for actual regulations for site requirements for this zoning district.*

SPECIAL INFORMATION**Overlay District Ordinance/Historic Preservation – N/A****Environmental/Soils**

Water Supply Watershed	N/A, site drains to S. Buffalo Creek
------------------------	--------------------------------------

Floodplains	Onsite. A non-encroachment area is required for all non FEMA mapped streams. The non-encroachment area is either 30ft from top of bank or 5x's the channel width, whichever is greater.
-------------	---

Streams	50ft stream buffer required, first 30ft undisturbed, next 20ft max.50%BUA, no occupied structures allowed. A non-encroachment area is required for all non FEMA mapped streams. The non-encroachment area is either 30ft from top of bank or 5x's the channel width, whichever is greater.
---------	--

Other:	Stormwater Management Plan on file
--------	------------------------------------

Utilities

Potable Water

Waste Water

Airport Noise Cone

The subject property is not located in the Airport Noise Cone.

Landscaping Requirements

Location	Required Planting Yard Type and Rate
North	Type D Yard – minimum width 5'; 2 understory trees per 100'; 18 shrubs per 100'
South	Street Yard - minimum width 8'; 2 canopy tree per 100', 17 shrubs per 100'
East	Type D Yard – minimum width 5'; 2 understory trees per 100'; 18 shrubs per 100'
West	Type B Yard – avg. width 30'; 3 canopy trees per 100'; 5 understory trees per 100'; 25 shrubs per 100'

Tree Preservation Requirements

Acreage	Requirements
71.38 ac.	15% of tract size. Tree Preservation for this project is being addressed at TRC, Plan # 2009-1220.

Transportation

Street Classification:	E. Lee Street – Major Thoroughfare, Florida Street Extension – Major Thoroughfare.
Site Access:	Existing.
Traffic Counts:	E. Lee Street ADT = 14,863 (2007).
Trip Generation:	N/A.
Sidewalks	Sidewalks are a requirement of the Development Ordinance. 5' sidewalk with a 5' grass strip is required along both sides of thoroughfares. 5' sidewalk with a 3' grass strip is required along one side (at a minimum, collectors may require sidewalk on both sides) of all other street types. There is no existing sidewalk along the frontage of this development nor are there any plans for the city to build a sidewalk.
Transit in Vicinity	No.
Traffic Impact Study (TIS)	No, not required per TIS Ordinance.
Street Connectivity	N/A.
Other	N/A.

IMPACT ANALYSIS**Land Use Compatibility**

The proposed **PI** (Public and Institutional) zoning would allow land uses that are compatible with the general character of the area.

Connections 2025 Comprehensive Plan Policies

The Generalized Future Land Use Map designates this location as **Mixed Use Corporate Park**. The requested **PI** (Public and Institutional) zoning district is consistent with this GFLUM designation.

Connections 2025 Written Policies

Economic Development Goal: Promote a healthy, diversified economy with a strong tax base and opportunities for employment, entrepreneurship and for-profit and non-profit economic development for all segments of the community, including under-served areas such as **East Greensboro**.

POLICY 7C: Ensure that city land use policies and regulations allow for an adequate supply of land to accommodate economic development.

POLICY 7C.1: Ensure that adequate land is zoned and has infrastructure available for the various stages of business development.

POLICY 7C.3: Identify brownfield sites and underutilized/abandoned properties and buildings and expedite opportunities for development.

Reinvestment/Infill Goal: Promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods.

POLICY 4C: Promote new patterns and intensities of use to increase economic competitiveness and enhance quality of life in urban areas.

POLICY 4C.1: Establish standards for and promote new forms of compact development.

Connections 2025 Map Policies

Mixed Use Corporate Park: This designation is intended for large tracts of undeveloped land near the City's fringe that are appropriate for well planned, larger scale business/employment parks with supporting uses such as retail, hotels, and residential. Primary uses such as office, flex office, technology research and development, light manufacturing, distribution, and assembly should be placed in a campus-like or "corporate park" setting with generous, linked open space to maximize value and to promote visual quality and compatibility with the surrounding area. Pedestrian-friendly features such as buildings placed near the street, sidewalks, and trails leading to nearby uses such as retail and housing should be encouraged.

Institutional: This designation applies to university and college campuses, major medical/health care concentrations, and similar large-scale institutional activity centers.

CONFORMITY WITH OTHER PLANS

City Plans – N/A

Other Plans - N/A

Staff/Agency Comments

Water Resources - No additional comments

Housing and Community Development

Planning

The Generalized Future Land Use Map (GFLUM) designates this location as Mixed Use Corporate Park. This designation is intended for large tracts of undeveloped land near the City's fringe that are appropriate for well planned, larger scale business/employment parks with supporting uses such as retail, hotels, and residential. Primary uses such as office, flex office, technology research and development, light manufacturing, distribution, and assembly should be placed in a campus-like or "corporate park" setting. This is consistent with the applicant's intended use of the site as a research park. The proposed research park is a joint research campus developed in collaboration with North Carolina A&T State University and The University of North Carolina at Greensboro.

This request will be compatible with the surrounding uses since the area immediately surrounding the subject site is being used for some sort of institutional use. To the north of the subject site is the A&T research farm and to the southeast is Barber Park. The subject property consists of approximately 72 acres of land contiguous to, but outside the City limits. This original zoning request is therefore tied to an annexation petition.

If approved, this request will help provide for the efficient provision of public services and facilities as the City expands. It will also provide a development framework for the fringe that guides sound and sustainable patterns of land use.

Staff believes that this request is consistent with the Generalized Future Land Use Map (GFLUM). Staff is also of the opinion that the request will be compatible with the existing development and trend in the surrounding neighborhood.

STAFF RECOMMENDATION**PLANNING**

Staff recommends **approval** of the requested **PI** (Public and Institutional) zoning district.